



Eastgate Gardens, Taunton TA1 1RD

welcome to

Eastgate Gardens, Taunton

Fox and Sons are delighted to bring to the market this two bedroom 55 and over apartment in the town centre. Its been decorated throughout including a newly fitted bathroom and kitchen with integrated appliances. There is ample storage including fitted wardrobes in the master bedroom.





Entrance Hall

Lounge/ Diner

15' 1" Max x 14' 10" Max (4.60m Max x 4.52m Max)

Kitchen

11' 9" x 5' 11" (3.58m x 1.80m)

Bedroom 1

11' 9" x 8' (3.58m x 2.44m)

Bedroom 2

11' 9" x 7' 7" (3.58m x 2.31m)

Bathroom

Communal Garden

Meeting Room

Parking

Total floor area 60.6 m² (652 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Eastgate Gardens, Taunton

- Completely Refurbished Throughout
- Two Bedroom 1st Floor Apartment.
- Allocated Residential Permit Parking
- Spacious and light rooms throughout
- Communal Meeting Room and Gardens

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108080



Property Ref:
TAU108080 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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